

060.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,076,300 / 1,076,300

USE VALUE: 1,076,300 / 1,076,300

ASSESSED: 1,076,300 / 1,076,300

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
72		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUTTON DEVRA R & ZACHARY J
Owner 2:	
Owner 3:	

Street 1: 72 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COLMAN CRAIG -

Owner 2: COLMAN THEA -

Street 1: 72 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 12,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1857, having primarily Aluminum Exterior and 3474 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12500		Sq. Ft.	Site		0	70.	0.64	6									556,500						556,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12500.000	517,200	2,600	556,500	1,076,300		40011
							GIS Ref
							GIS Ref
							Insp Date
							06/03/20

Total Card	0.287	517,200	2,600	556,500	1,076,300	Entered Lot Size
Total Parcel	0.287	517,200	2,600	556,500	1,076,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	309.84	/Parcel: 309.8	Land Unit Type:

PREVIOUS ASSESSMENT **Parcel ID** 060.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,000	2600	12,500.	556,500	976,100	976,100	Year End Roll	12/18/2019
2019	101	FV	317,900	2700	12,500.	548,600	869,200	869,200	Year End Roll	1/3/2019
2018	101	FV	318,000	0	12,500.	421,400	739,400	739,400	Year End Roll	12/20/2017
2017	101	FV	318,000	0	12,500.	397,500	715,500	715,500	Year End Roll	1/3/2017
2016	101	FV	318,000	0	12,500.	365,700	683,700	683,700	Year End	1/4/2016
2015	101	FV	300,000	0	12,500.	341,900	641,900	641,900	Year End Roll	12/11/2014
2014	101	FV	300,000	0	12,500.	314,800	614,800	614,800	Year End Roll	12/16/2013
2013	101	FV	300,000	0	12,500.	314,800	614,800	614,800		12/13/2012

SALES INFORMATION **TAX DISTRICT** **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLMAN CRAIG,	57056-168		6/28/2011		650,000	No	No		
CONNEELY MARTIN	31717-398		8/15/2000		425,000	No	No	4	
	12063-580		8/27/1971		23,500	No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
12/31/2018	1946	Addition	213,980	O				Addition and reno	6/3/2020	Permit Visit	DGM	D Mann									
3/31/2003	212	Re-Roof	3,500						6/3/2020	Measured	DGM	D Mann									
2/22/2001	116	Redo Kit	10,000	C					9/15/2018	MEAS&NOTICE	HS	Hanne S									
									6/27/2012	Measured	JBS	JOHN S									
									12/8/2008	Meas/Inspect	336	PATRIOT									
									11/15/2000	MLS	MM	Mary M									
									2/2/2000	Inspected	276	PATRIOT									
									1/13/2000	Mailer Sent											
									1/11/2000	Measured	163	PATRIOT									

Sign: VERIFICATION OF VISIT NOT DATA _____



Prior Id # 1:	40011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	20:10:55
LAST REV	
Date	Time
06/03/20	10:14:14
danam	
5271	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

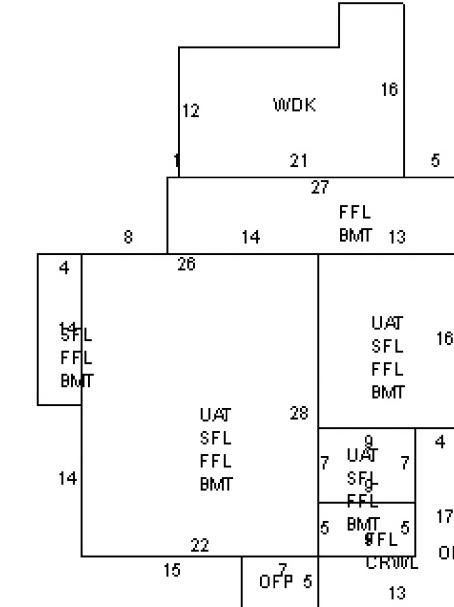
Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	1 - Wood Shingl 20%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

OF=BMT SINK.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 1	HB: 1

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No Unit	RMS	BRs	FL
1	8	4	M

Totals

1 8 4

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1857
Eff Yr Blt:	
Alt LUC:	
Alt %:	

Jurisdct:	G21
Fact:	.

Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	2 - Softwood 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:	
Model:	

Serial #:	
Year:	

Color:	
PARCEL ID	060.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	25X43	A	AV	2010	2.60	T	7.2	101			2,600			2,600

More: N

Total Yard Items:

2,600

Total Special Features:

Total:

2,600

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.14528298
Const Adj.:	1.04469740
Adj \$ / SQ:	155.542
Other Features:	100218
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579816
Depreciation:	62620
Depreciated Total:	517196

WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	517200
Val/Su SzAd:	243.96

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value
FFL	First Floor	1,177	155.540	183,073
BMT	Basement	1,132	61.590	69,725
SFL	Second Floor	943	155.540	146,676
WDK	Deck	276	10.050	2,775
UAT	Upper Attic	222	87.100	19,315
OPP	Open Porch	148	28.880	4,275
CRWL	Crawl Space	45	23.330	1,050
	Net Sketched Area:	3,943	Total:	426,889
Size Ad	2120	Gross Are	4608	FinArea
				3474

SUB AREA DETAIL

Sub Area

% Usbl

Descrip

% Type

Qu

Ten

IMAGE

AssessPro Patriot Properties, Inc